

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2019-0247A

PC DATE: 8/27/2019

PROJECT NAME: The Linc

ADDRESS OF APPLICATION: 6406 N IH 35 SvrD SB Suites 1600 & 1700

AREA: 6,242 sf (footprint of enclosed cocktail lounge across two, adjacent suites)

APPLICANT: LED Linc, LLC (Dean Davidov)
433 Camden Dr. Suite 1177 (310) 553-4302
Beverly Hills, CA 90210

AGENT: Big Red Dog Engineering, a division of WGI (Cliff Kendall)
2021 East 5th St Suite 200 (512) 669-5560
Austin, TX 78702

CASE MANAGER: Ann DeSanctis Phone: (512) 974-3102
Ann.DeSanctis@austintexas.gov

PROPOSED USE: Cocktail Lounge

EXISTING ZONING: CS-1-CO-NP

NEIGHBORHOOD PLAN: St. John Coronado Hills Combined

PROPOSED DEVELOPMENT: The applicant is requesting a conditional use permit for a cocktail lounge in suites 1600 and 1700, each 3,121 sf for a total of 6,242 sf of CUP Cocktail Lounge space. The hours of operation will be Monday – Saturday 11am to 2am and Sunday 10am to 2am. No construction will occur with this permit but will be permitted either as a B-plan (construction site plan) or as a site plan exemption.

SUMMARY STAFF RECOMMENDATION: The site plan complies with all requirements of the Land Development Code. Staff recommends approval of the CUP.

OVERALL SITE INFORMATION

Gross Site Area	6,242 sf (cocktail lounge) / 678,229 sf (gross site area)
Existing Zoning	CS-1-CO-NP
Watershed	Tannehill Branch
Watershed Ordinance	Current Code
Traffic Impact Analysis	Not applicable
Capitol View Corridor	Not applicable
Proposed Access	Middle Fiskville Rd and IH 35 SvrD SB
Proposed Impervious Cover	644,318 sf / 93% (entire site)
Proposed Building Coverage	210,652 sf / 31% (entire site)
Height	1 story
Parking required: 125	Parking proposed: 921 across existing lots on site

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	CS-1-CO-NP	Cocktail Lounge (proposed)
<i>North</i>	Median and IH 35 Svrđ SB	Highway
<i>South</i>	CS-MU-NP	General Retail Sales (Convenience)
<i>East</i>	IH 35 Svrđ SB	Highway
<i>West</i>	CS-MU-V-NP	Mixed Use including Theatre, Restaurant (General), Restaurant (Limited), and General Retail Sales (Convenience)

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff evaluation on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.”

A conditional use site plan must:

- 1. Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
- 2. Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district. The CS-1 (Commercial Liquor Sales District) allows the Cocktail Lounge land use as a Conditional Use within the district.
- 3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: Yes, there are no SF-5 or more restrictive zoning districts or permitted land uses abutting the site.
- 4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided on-site.
- 5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of the listed adverse effects.

A Conditional Use Site Plan May Not:

- 1. More adversely affect an adjoining site than would a permitted use;** Staff response: The proposed site plan does not appear to more adversely affect an adjoining site than would a permitted use.
- 2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The cocktail lounge land use will be located on an already developed site, and is not anticipated to affect pedestrian or vehicular circulation.

3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: The site will comply with all applicable sign regulations in the Land Development Code.

COMMISSION ACTION:

The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

To make a determination required for approval under [Section 25-5-145](#) (Evaluation of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- 1) A special yard, open space, buffer, fence, wall, or screen;
- 2) Landscaping or erosion;
- 3) A street improvement or dedication, vehicular ingress and egress, or traffic circulation;
- 4) Signs;
- 5) Characteristics of operation, including hours;
- 6) A development schedule; or
- 7) Other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a Conditional Use Permit for a Cocktail Lounge land use for 6,242 sf across two suites in an existing building.

The parking requirements for this use will be achieved through on-site parking in the adjacent parking lots surrounding the building. ATD has determined that a TIA is not required for this site and that there is no further requirement for analysis or mitigation.

If approved, either a B-plan (construction site plan) or a site plan exemption will be sought to permit the improvements associated with this conditional use site plan permit.

The site plan complies with all requirements of the Land Development Code.

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Neighborhoods Council
 Anberly Airport Association
 Bike Austin
 Black Improvement Association
 Claim Your Destiny Foundation
 Friends of Austin Neighborhoods
 St. John Neighborhood Assn.
 St. John Neighborhood Plan Contact Team
 Highland/Skyview Neigh. Plan Contact Team
 Highland Neighborhood Association
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 North Austin Neighborhood Alliance

Preservation Austin
SEL Texas
Sierra Club, Austin Regional Group
The Midtown Alliance
Windsor Park Neighborhood Assn.

May 30, 2019

30194211.00

Ms. Denise Lucas
Development Services Department
505 Barton Springs Road
Austin, Texas 78704

RE: Engineer's Summary Letter
The Linc, C.U.P.
6406 N Interstate 35, Austin, Travis County, Texas

Dear Ms. Lucas:

Please accept this Engineer's Summary Letter along with the accompanying conditional use site plan application package for the proposed The Linc C.U.P. project. The proposed project is located at 6406 N Interstate 35, located entirely within the Full Purpose limits of the City of Austin, in Travis County, Texas. The subject site is approximately ± 15.57 acres and is an existing shopping center and can be referenced by RZ-84-037. The proposed project will consist of converting two of the existing suites on site from restaurants to a cocktail lounge.

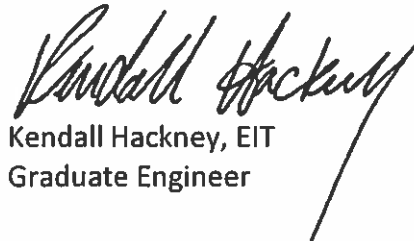
The property is located within the Tannehill Branch Watershed, which is classified as an Urban Watershed. No portion of the subject site is located within the Edwards Aquifer Recharge or Contributing Zone as defined by the Texas Commission on Environmental Quality (TCEQ). Additionally, no portion of the subject tract is located within a 100-year FEMA designated flood plain as shown on FEMA Map Panel No. 48453C0455J, effective on 01/06/2016. Additionally, all development will be regulated under the applicable City of Austin zoning ordinances.

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the Land Development Code and Technical Criteria Manuals of the City of Austin. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,

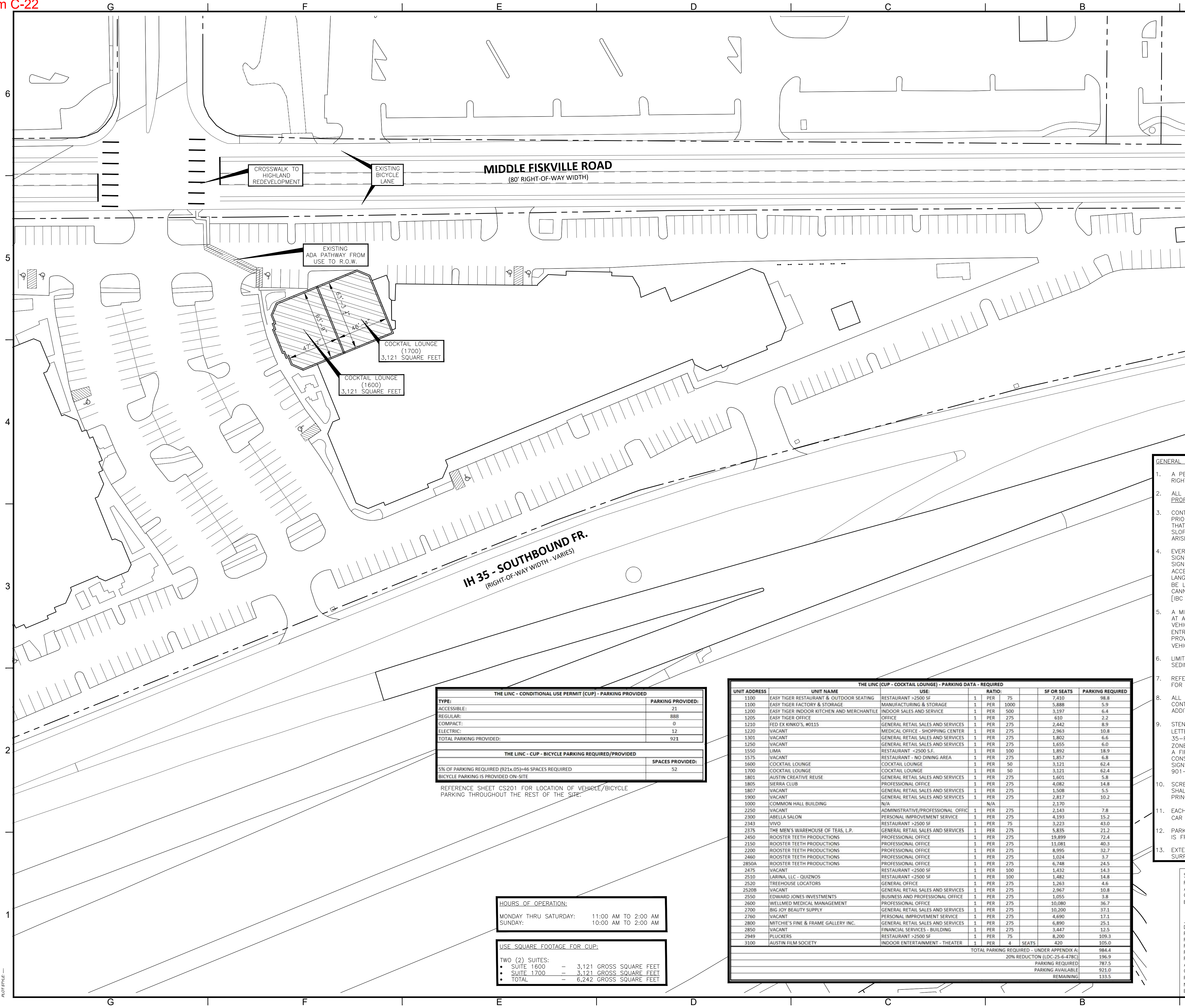
BIG RED DOG a Division of WGI

Texas Engineering Firm No. F-15085



Kendall Hackney, EIT
Graduate Engineer

FILE NAME: 3019211.00_CS101.DWG
LAST MODIFIED BY: CUREN
LAST MODIFIED DATE: 08/01/2019 PM
PLOTTER: HP DesignJet T1100PS
PLOT DATE: 08/01/2019
PLOT BY: JLC



020'40'80'

LEGEND

BOUNDARY / RIGHT OF WAY

CURB / EDGE OF PAVEMENT

EXISTING BUILDING FACE

ACCESSIBLE ROUTE (ADA)

BICYCLE PARKING RACK

ACCESSIBLE PARKING

TRASH COMPACTOR / DUMPSTER PAD

THE LINC - CONDITIONAL USE PERMIT (CUP) - PARKING PROVIDED	
TYPE:	
ACCESSIBLE:	21
REGULAR:	888
COMPACT:	0
ELECTRIC:	12
TOTAL PARKING PROVIDED:	921
THE LINC - CUP - BICYCLE PARKING REQUIRED/PROVIDED	
5% OF PARKING REQUIRED (921x.05)=46 SPACES REQUIRED	SPACES PROVIDED:
BICYCLE PARKING IS PROVIDED ON-SITE	52

REFERENCE SHEET CS201 FOR LOCATION OF VEHICLE/BICYCLE PARKING THROUGHOUT THE REST OF THE SITE.

HOURS OF OPERATION:
MONDAY THRU SATURDAY: 11:00 AM TO 2:00 AM
SUNDAY: 10:00 AM TO 2:00 AM

USE SQUARE FOOTAGE FOR CUP:	
TWO (2) SUITES:	
• SUITE 1600	3,121 GROSS SQUARE FEET
• SUITE 1700	3,121 GROSS SQUARE FEET
• TOTAL	6,242 GROSS SQUARE FEET

THE LINC (CUP - COCKTAIL LOUNGE) - PARKING DATA - REQUIRED					
UNIT ADDRESS	UNIT NAME	USE:	RATIO:	SF OR SEATS	PARKING REQUIRED
1100	EASY TIGER RESTAURANT & OUTDOOR SEATING	RESTAURANT <2500 SF	1 PER 75	7,410	98.8
1100	EASY TIGER FACTORY & STORAGE	MANUFACTURING & STORAGE	1 PER 1000	5,888	5.9
1200	EASY TIGER INDOOR KITCHEN AND MERCHANTILE	INDOOR SALES AND SERVICE	1 PER 500	3,197	6.4
1205	EASY TIGER OFFICE	OFFICE	1 PER 275	610	2.2
1210	FED EX KINKO'S, #0115	GENERAL RETAIL SALES AND SERVICES	1 PER 275	2,442	8.9
1220	VACANT	MEDICAL OFFICE - SHOPPING CENTER	1 PER 275	2,963	10.8
1301	VACANT	GENERAL RETAIL SALES AND SERVICES	1 PER 275	1,802	6.6
1250	VACANT	GENERAL RETAIL SALES AND SERVICES	1 PER 275	1,655	6.0
1550	LIMA	RESTAURANT <2500 S.F.	1 PER 100	1,892	18.9
1575	VACANT	RESTAURANT - NO DINING AREA	1 PER 275	1,857	6.8
1600	COCKTAIL LOUNGE	COCKTAIL LOUNGE	1 PER 50	3,121	62.4
1700	COCKTAIL LOUNGE	COCKTAIL LOUNGE	1 PER 50	3,121	62.4
1801	AUSTIN CREATIVE REUSE	GENERAL RETAIL SALES AND SERVICES	1 PER 275	1,601	5.8
1805	SIERRA CLUB	PROFESSIONAL OFFICE	1 PER 275	4,082	14.8
1807	VACANT	GENERAL RETAIL SALES AND SERVICES	1 PER 275	1,508	5.5
1900	VACANT	GENERAL RETAIL SALES AND SERVICES	1 PER 275	2,817	10.2
1000	COMMON HALL BUILDING	N/A	N/A	2,170	
2250	VACANT	ADMINISTRATIVE/PROFESSIONAL OFFICE	1 PER 275	2,143	7.8
2300	ABELLA SALON	PERSONAL IMPROVEMENT SERVICE	1 PER 275	4,193	15.2
2343	VIVO	RESTAURANT <2500 SF	1 PER 75	3,223	43.0
2375	THE MEN'S WAREHOUSE OF TEAS, L.P.	GENERAL RETAIL SALES AND SERVICES	1 PER 275	5,835	21.2
2450	ROOSTER TEETH PRODUCTIONS	PROFESSIONAL OFFICE	1 PER 275	19,899	72.4
2150	ROOSTER TEETH PRODUCTIONS	PROFESSIONAL OFFICE	1 PER 275	11,081	40.3
2200	ROOSTER TEETH PRODUCTIONS	PROFESSIONAL OFFICE	1 PER 275	8,995	32.7
2460	ROOSTER TEETH PRODUCTIONS	PROFESSIONAL OFFICE	1 PER 275	1,024	3.7
2850A	ROOSTER TEETH PRODUCTIONS	PROFESSIONAL OFFICE	1 PER 275	6,748	24.5
2475	VACANT	RESTAURANT <2500 SF	1 PER 100	1,432	14.3
2510	LARINA, LLC - QUIZNOS	RESTAURANT <2500 SF	1 PER 100	1,482	14.8
2520	TREEHOUSE LOCATORS	GENERAL OFFICE	1 PER 275	1,263	4.6
2520B	VACANT	GENERAL RETAIL SALES AND SERVICES	1 PER 275	2,967	10.8
2550	EDWARD JONES INVESTMENTS	BUSINESS AND PROFESSIONAL OFFICE	1 PER 275	1,055	3.8
2600	WELLMED MEDICAL MANAGEMENT	PROFESSIONAL OFFICE	1 PER 275	10,080	36.7
2700	BIG JOY BEAUTY SUPPLY	GENERAL RETAIL SALES AND SERVICES	1 PER 275	10,200	37.1
2760	VACANT	PERSONAL IMPROVEMENT SERVICE	1 PER 275	4,690	17.1
2800	MITCHELL'S FINE & FRAME GALLERY INC.	GENERAL RETAIL SALES AND SERVICES	1 PER 275	6,890	25.1
2850	VACANT	FINANCIAL SERVICES - BUILDING	1 PER 275	3,447	12.5
2949	PLUCKERS	RESTAURANT <2500 SF	1 PER 75	8,200	109.3
3100	AUSTIN FILM SOCIETY	INDOOR ENTERTAINMENT - THEATER	1 PER 4 SEATS	420	105.0
TOTAL PARKING REQUIRED - UNDER APPENDIX A:					984.4
20% REDUCTION (LDC-25-6-478C):					196.9
PARKING REQUIRED:					787.5
PARKING AVAILABLE:					921.0
REMAINING:					133.5

- GENERAL NOTES:
- A PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
 - ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING & PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% AND RUNNING SLOPE ARE NO GREATER THAN 5%. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
 - EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED", OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE. [IBC 1110.1, ANSI 502.7]
 - A MINIMUM VERTICAL CLEARANCE OF 11'4" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 9'8" WILL BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES ALONG THE VEHICULAR ROUTE THERETO. [ANSI 503.5]
 - LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
 - REFERENCE "SITE PLAN NOTE" ON GENERAL NOTES SHEET(S) FOR ADDITIONAL NOTES.
 - ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAIL SHEETS FOR ADDITIONAL INFORMATION.
 - STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3" HIGH AGAINST A RED BACKGROUND AT 35'-FOOT INTERVALS ALONG THE CURB. SIGNS STATING "FIRE ZONE/TOW-AWAY ZONE" SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT EACH ENTRY AND EXIT POINT WHICH CONSTITUTES A PORTION OF THE FIRE ZONE OR FIRE LANE. SIGNS SHALL COMPLY WITH STANDARD CITY OF AUSTIN DETAIL 901-56.
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO THE PRINCIPAL BUILDING MATERIALS.
 - EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY." LDC 25-6-475
 - PARKING GARAGE FRONTS ALLEY - AS THIS IS WHERE ACCESS IS FROM.
 - EXTERIOR MIRRORRED GLASS AND CLARE PRODUCING GLASS SURFACE BUILDING MATERIALS ARE PROHIBITED.

SITE PLAN APPROVAL

SHEET OF 4

FILE NUMBER: SPC-2019-0247A

APPLICATION DATE: _____

APPROVED BY COMMISSION ON _____

UNDER SECTION _____ OF

CHAPTER _____ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER ANN DESAINCIS

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____

REV. 1 _____ CORRECTION 1 _____

REV. 2 _____ CORRECTION 2 _____

REV. 3 _____ CORRECTION 3 _____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF PLING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WWW.BIGREDDOG.COM

512-669-5560

BIG RED DOG

a division of WGL

2027 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702

512-669-5560

NICHOLAS D. CORBETT

125373

PROFESSIONAL ENGINEER

7-30-19

THE LINC - CONDITIONAL USE PERMIT (CUP)

6406 N. IH 35 (FRONTAGE ROAD)

AUSTIN, TRAVIS COUNTY, TEXAS

PROJECT:

SHEET TITLE:

SITE PLAN - CUP

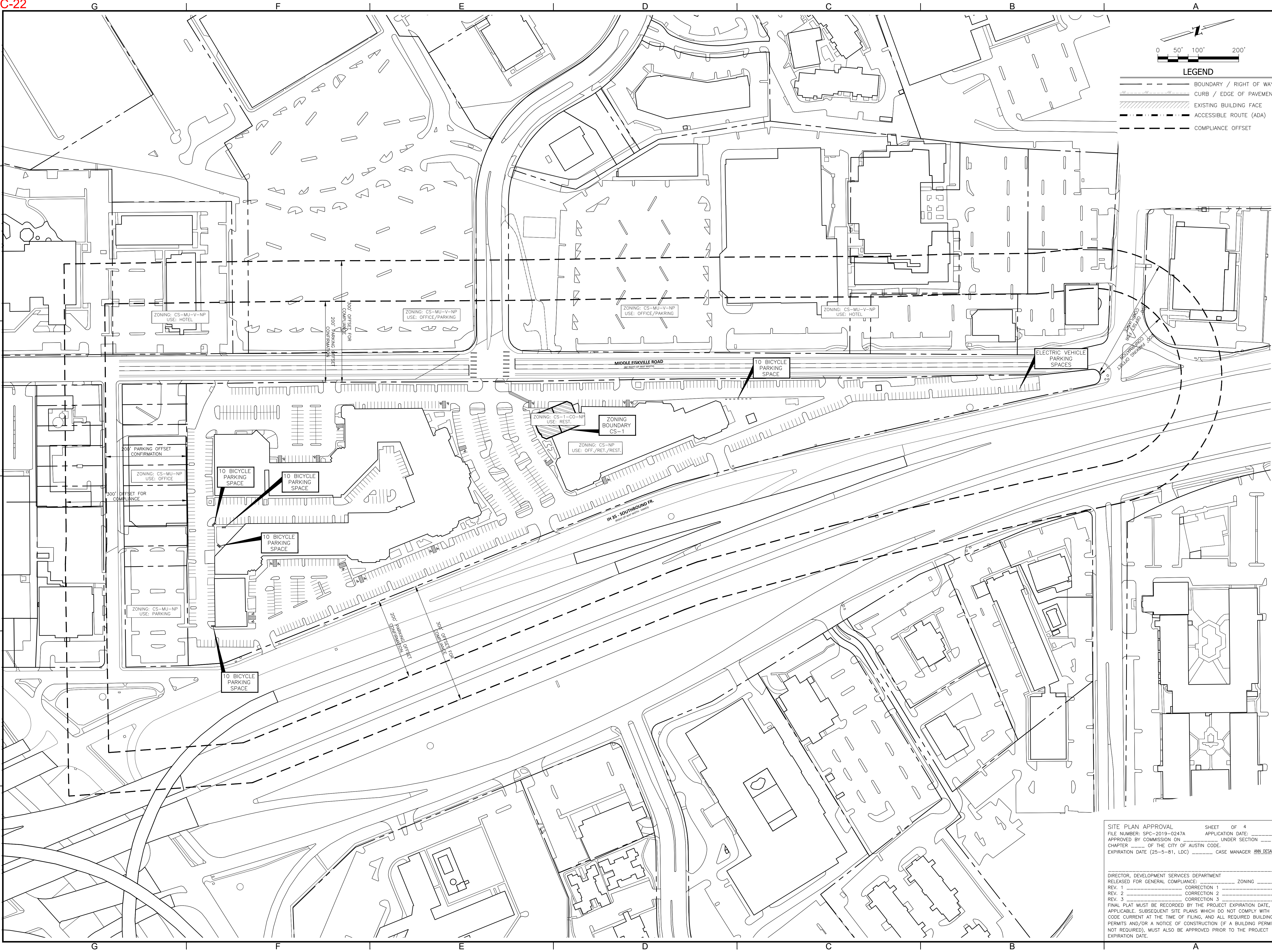
SHEET

CS101

03 OF 04

SPC-2019-0247A

FILE NAME: 3019211.DWG
LAST MODIFIED BY: CUP
LAST MODIFIED DATE: 12 PM
PLOTTER: CLIPPER
PLOT DATE: 12 PM
PLOT BY: NONE



SITE PLAN APPROVAL SHEET OF 4
FILE NUMBER: SPC-2019-0247A APPLICATION DATE: _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER ANN DESANTIS

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING _____
REV. 1 _____ CORRECTION 1 _____
REV. 2 _____ CORRECTION 2 _____
REV. 3 _____ CORRECTION 3 _____
FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF
APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE
CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING
PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS
NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT
EXPIRATION DATE.

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

512-669-5560

WWW.BIGREDDOG.COM

BIG RED DOG
a division of **WGL**

2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702

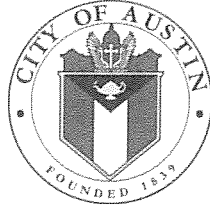
FIRM NO. F-15005

THE LINC - CONDITIONAL USE PERMIT (CUP)
6406 N. IH 35 (FRONTAGE ROAD)
AUSTIN, TRAVIS COUNTY, TEXAS

COMPLIANCE PLAN

PROJECT: _____ SHEET: _____
SHEET TITLE: _____

CS201
04 OF 04
SPC-2019-0247A



City of Austin / Travis County
911 ADDRESSING VERIFICATION

911 Addressing Website: <http://austintexas.gov/911addressing>
Email: addressing@austintexas.gov

Date: June 20, 2019

The Following Is A Valid Address: 6406 N IH 35 SVRD SB UNIT 1600

*Please contact the [United States Postal Service](#) to verify the correct zip code assigned for this address.

Legal Description: ABS 789 SUR 57 WALLACE J P ACR 15.5713

Geographic ID: 0226140101

Property ID: 226752

Jurisdiction: AUSTIN FULL PURPOSE

Verify your jurisdiction with our new [Jurisdictions Web Map](#)

County: TRAVIS

Parent Address Place Id: 110902

This address is a valid 9-1-1 Address, assigned by Address Management Staff

Disclaimer: The assignment and/or verification of this address does not authorize a change in land use or constitute the City of Austin's approval of any division of real property. The assignment and/or verification of this address does not supersede any requirements of the City of Austin's Land Development Code, the Texas Local Government Code, or any other state or municipal regulations.



City of Austin
911 ADDRESSING
CITY SERVICE ADDRESS VALIDATION

Email: addressing@austintexas.gov **Phone:** (512) 974-2797 **Fax:** (512) 974-3337
911 Addressing Website: <http://austintexas.gov/911addressing>

Date: June 21, 2019

The Following Is A Valid Address:

Address : 6406 N IH 35 SVRD SB

Building(s) :

Unit(s) : 1700

*Please contact the United States Postal Service or go to www.usps.com for the correct zip code for this address.

Legal Description:

Subdivision :

Block ID :

Lot ID :

Geographic ID: 0226140101

Property ID : 226752

Jurisdiction: AUSTIN FULL PURPOSE

Verify your jurisdiction with our new Jurisdictions Web Map:
<http://www.austintexas.gov/gis/JurisdictionsWebMap/>

County: TRAVIS

Parent Address Place Id: 110902

Comments:

Note: It is essential for delivery of 911 Emergency Services that a pedestrian access to the front door of an ADU be provided from the street, which the ADU address has been assigned.

Signed:

A handwritten signature in cursive script, appearing to read "Diana Arisuen", written over a horizontal line.

Disclaimer: The assignment and/or verification of this address does not authorize a change in land use or constitute the City of Austin's approval of any division of real property. The assignment and/or verification of this address does not supersede any requirements of the City of Austin's Land Development Code, the Texas Local Government Code, or any other state or municipal regulations.

